



**GRASSROOTS**  
REALTY GROUP

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**38126 Range Road 250**  
**Rural Lacombe County, Alberta**

**MLS # A2209059**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	13.37 Acres		
<b>Lot Feat:</b>	Sloped Up		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	7-38-24-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** In main house, fridge, stove, dishwasher, microwave, all blinds and window coverings, 2 sheds (blue and white one), quonset,

This property has beautiful views and offers a quiet lifestyle, tucked away on 13.37 acres. There is a second home on the property. The main home is a hillside bungalow, that is very well cared for and pride of ownership is everywhere. On the main floor enjoy the beautiful kitchen that has plenty of cabinets a counterspace and is open to the dining and living areas, making this a great space to spend time with the family or entertain your friends. This views from this area are absolutely beautiful. The primary bedroom is spacious with a nice ensuite and plenty of closet space. There is a second bedroom on the main floor with a full bathroom. The basement is totally developed and offers two more good-sized bedrooms, a large recreation and family room. There is a second home on the property. A new septic tank for the main house has been installed April 2025.